

**CITY OF HIALEAH
PLANNING AND ZONING BOARD SPECIAL MEETING
2018 LAND USE TEXT AND MAP AMENDMENTS TO THE COMPREHENSIVE
PLAN
April 11th, 2018
Summary Agenda- Minutes**

HIALEAH CITY HALL
501 PALM AVENUE-3RD FLOOR

7:00 P.M.
HIALEAH

Call to order.

Invocation and pledge of allegiance

ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD.

A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.

1. Roll Call.

Present: Mr. D. Perez, Mr. Tundidor, Mr. Cabrera, Mr. O. Perez, Mr. Sanchez, Mr. Suarez, Mr. Casanova.

ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.

SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, APRIL 24TH, 2018:

COMPREHENSIVE PLAN TEXT AMENDMENT

- 2. RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA EXPRESSING ITS INTENT TO APPROVE AND ADOPT A TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT OF THE CITY OF HIALEAH COMPREHENSIVE PLAN IN RELATION TO RESIDENTIAL USES WITHIN THE MIXED USE HIALEAH HEIGHTS LAND USE CLASSIFICATION. THE PROPOSED AMENDMENT WILL BE HEARD BY THE HIALEAH PLANNING AND ZONING BOARD, SITTING AS THE LOCAL PLANNING AGENCY, AS DEFINED BY CHAPTER 163.3164(30), FLORIDA STATUTES.**

Motion to Approve: Mr. Cabrera; Second: Mr.Tundidor

Motion Approved: 7-0

Item Approved

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COMPREHENSIVE PLAN MAP AMENDMENTS

3. **Small Scale Amendment** from Low Density Residential to Transit Oriented Development (TOD). Property located at 853 East 24th Street, Hialeah, zoned R-1 (One-Family District).

Applicant: Ceasar Mestre, Esq. on behalf of Miami Income Properties LLC

Planner's recommendation: Approval

Motion to Approve: Mr. Tundidor; Second: Mr. Casanova

Motion Approved: 7-0

Item Approved

4. **Small Scale Amendment** from Low Density Residential to Transit Oriented Development (TOD). Property located at 859 East 24th Street, Hialeah, zoned R-1 (One-Family District).

Applicant: Ceasar Mestre, Esq. on behalf of Rental Properties Miami LLC

Planner's recommendation: Approval

Motion to Approve: Mr. O. Perez; Second: Mr. Suarez

Motion Approved: 7-0

Item Approved

5. **Small Scale Amendment** from Medium Density Residential to High Density Residential. Property located at 424 East 30th Street, Hialeah, zoned R-3 (Multifamily District).

Applicant: Darren Cantrelle and Maria Cantrelle

Planner's recommendation: Approval

Motion to Approve: Mr. Casanova; Second: Mr. O. Perez

Motion Approved: 7-0

Item Approved

6. **Small Scale Amendment** from Low Density Residential to Commercial. Property located at 402 East 41st Street, Hialeah, zoned P (Parking).

Applicant: Barbara De La Caridad Hernandez Navarro

Planner's recommendation: Approval

Motion to Approve: Mr. O. Perez; Second: Mr. Casanova

Motion Approved: 7-0

Item Approved

7. **Small Scale Amendment** from Commercial to High Density Residential. Property located at 620 West 29th Street, Hialeah, zoned C-2 (Liberal Retail Commercial District).

Applicant: Daniel Abreu 29 SW LLC

Planner's recommendation: Approval

Motion to Approve: Mr. Cabrera; Second: Mr. Suarez

Motion Approved: 7-0

Item Approved

8. **Small Scale Amendment** from Medium Density Residential to High Density Residential. Property located at 1235 West 26th Place, Hialeah, zoned R-3 (Multifamily District).

Applicant: Pedro SanJorge Two Saints Investments LLC

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Planner's recommendation: Approval

Motion to Approve: Mr. O. Perez; Second: Mr. Cabrera

Motion Approved: 7-0

Item Approved

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

9. ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA AMENDING CHAPTER 98, ENTITLED "ZONING", ARTICLE I, ENTITLED "IN GENERAL", § 98-7 ENTITLED "RESERVED"; BY ADDING § 98-7 ENTITLED "FEES"; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion to Approve: Mr. Suarez; Second: Mr. Tundidor

Motion Approved: 7-0

Item Approved

10. ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA AMENDING CHAPTER 98 ENTITLED "ZONING", ARTICLE III. "PLANS AND PLATS", DIVISION 3. "SUBDIVISION PLATS", OF THE CODE OF ORDINANCES OF THE CITY OF HIALEAH, AND IN PARTICULAR, REVISING SECTION 98-346 ENTITLED "REQUIRED", AND ADDING A NEW SECTION 98-349 ENTITLED "UNITY OF TITLE; COVENANT IN LIEU THEREOF", CREATING AN EXCEPTION TO THE SUBDIVISION OF PLAT REQUIREMENT FOR THE BDH BUSINESS DEVELOPMENT DISTRICT, PROVIDED THAT ALL APPLICATIONS FOR BUILDING PERMITS WHERE MULTIPLE BUILDINGS ARE PROPOSED FOR A SINGLE SITE BE ACCOMPANIED BY A UNITY OF TITLE OR DECLARATION OF RESTRICTIVE COVENANTS; CREATING A REQUIREMENT FOR THE CITY ATTORNEY TO APPROVE THE UNITY OF TITLE AND DECLARATION OF RESTRICTIVE COVENANTS FOR LEGAL FORM AND SUFFICIENCY; AND FURTHER PROVIDING FOR THE REQUIRED ELEMENTS OF THE DECLARATION OF RESTRICTIVE COVENANTS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE.

Motion to Approve: Mr. Suarez; Second: Mr. Casanova

Motion Approved: 7-0

Item Approved

11. Old Business. **Planning and Zoning Official Debora Storch read into the record the conflict of interest form that Chairman Diego Perez had to sign because of his abstained vote due to a conflict of interest on one of the final decision items from the March 28th, 2018 Planning and Zoning meeting.**

12. New Business. **Planning and Zoning Official Debora Storch brought up to the board members that it was that time of year to select a chairman and vice-chairman.**

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The votes were as followed:

Ovidio Perez made a motion to nominate Diego Perez as the Planning and Zoning Chairman, Juan Sanchez second that motion. All the board members voted yes.

Planning and Zoning Chairman: Diego Perez

Jesus Tundidor made a motion to nominate Frank Cabrera as the Planning and Zoning Vice Chairman, Ovidio Perez and Juan Sanchez second that motion. All the board members voted yes.

Planning and Zoning Vice Chairman: Frank Cabrera

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.

If you decide to appeal any decision made by the board, with respect to any matter considered at the meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.